

# Self Storage Investment Opportunity

**ARGUS**  
SELF STORAGE ADVISORS

## Best Self Storage Solutions- Holloman Highway

20952 Hwy 70 W.  
Alamogordo, NM 88310

Presented by:

**SAM LIVINGSTON & JACOB LIVINGSTON**

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**LIVINGSTON**  
**BROKERAGE LLC**

**LIST PRICE: \$550,000**

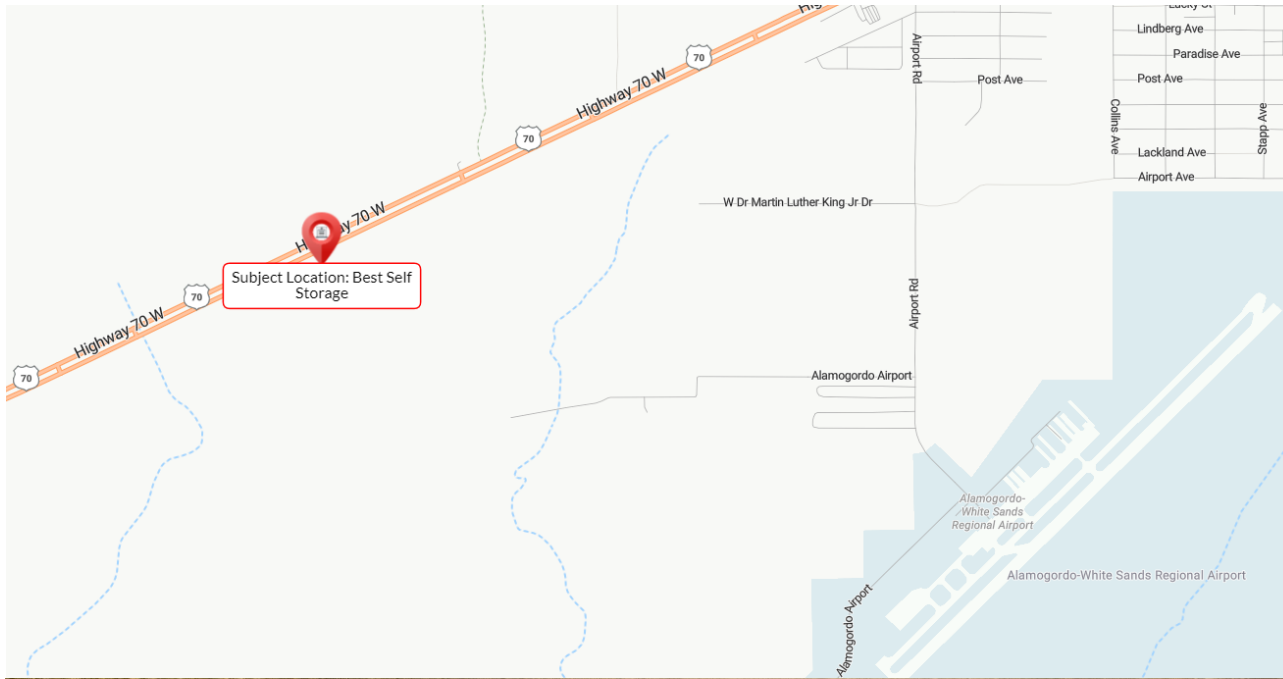
### INVESTMENT HIGHLIGHTS

- Located on major highway
- Major residential area for Holloman Airforce Base
- Extra land for expansion
- Cinder block construction with metal roof
- Well-lighted facility
- Compact screening driveways
- Security fenced area
- Full camera monitoring system throughout facility (accessible via app)
- Electronic keypad system on all four gates

### PROPERTY DETAILS

<b>RSF:</b>	17,250
<b>Units:</b>	111
<b>Acres:</b>	2.44 with 1.44 acres for expansion
<b>Year Built:</b>	1984
<b>Year of Rehab:</b>	2021
<b>Physical Occupancy:</b>	48%





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BROKERAGE LLC**